



CHARGES FOR BUILDING REGULATION APPLICATIONS IN FAREHAM AND GOSPORT BOROUGH FROM 14TH JANUARY 2013

Domestic Extensions and Alterations

The charges for Building Regulation work are required to cover the cost of providing the service. There are two methods of establishing the charge for building works:

1. Standard Charges
2. Individually Determined Charges

The charges for the majority of domestic extensions and alterations are normally Standard Charges and are listed in the attached tables. If the charge for your Building Regulation work is not listed as a Standard Charge it will be an Individually Determined charge.

Application Types

- **Full Plans Applications** – Where detailed drawings are being deposited the plan charge plus VAT must accompany the application. The inspection charge will be invoiced after the first inspection.
- **Building Notice Applications** – This is an alternative option to submitting a Full Plans application. If you are making this type of application the Building Notice Charge plus VAT must accompany the application.
- **Regularisation Application** – For work that has already been carried out without Building Regulation consent.

Payment Details for projects in either Fareham or Gosport – Cheques should be made payable to 'Fareham Borough Council' Payment may also be made by cash, debit or credit card.

Reduction in Plan Charges

- Repetitive work may attract a reduction of 25%
- Multiple works – where for example a loft conversion is carried out at the same time as an extension multiple charges will apply but up to 50% reduction of the lower charge may be given.

Supplementary Charges – Where electrical work is carried out by a person who is NOT a 'competent person' registered with a Government approved self certification scheme an additional charge will be made as follows:

- Certificated notifiable electrical work £120 (£144 inc VAT)
- Non certificated notifiable electrical work -this will be an individually determined charge

Exemptions – works provided for the sole purpose of providing access, accommodation or facilities for disabled persons relating to dwellings and public buildings do not require any application charge.

Pre-application Advice

This service is free for up to 1 hour of advice. For advice over 1 hour please contact the Building Control Partnership directly for details of the cost of this advice.

Building Control Partnership, Civic offices, Civic Way, Fareham, Hants, PO16 7PU
TEL 01329 824823 FAX 01329 821770 E-mail bcpartnership@fareham.gov.uk
www.buildingcontrolpartnershiphants.gov.uk

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TABLE B - Domestic Extensions to a Single Building

VAT is calculated at a rate of 20%

SINGLE STOREY EXTENSIONS								
Category	Description	Full Plans Plan Charge		Full Plans Inspection Charge		Building Notice Charge		Regularisation (no VAT payable)
		NET	TOTAL	NET	TOTAL	NET	TOTAL	TOTAL
1	Single Storey Extension floor area not exceeding 10m ²	£92.50	£111	215.00	£258	£349.17	£419	£454
2	Single Storey Extension floor area exceeding 10m ² but not exceeding 40m ²	£124.17	£149	£289.17	£347	£527.50	£633	£732
3	Single Storey Extension floor area exceeding 40m ² but not exceeding 100m ²	£165.00	£198	£385.83	£463	£685.00	£822	£869
TWO STOREY EXTENSIONS								
Category	Description	Full Plans Plan Charge		Full Plans Inspection Charge		Building Notice Charge		Regularisation (no VAT payable)
		NET	TOTAL	NET	TOTAL	NET	TOTAL	TOTAL
4	Two Storey Extension not exceeding 40m ²	£128.33	£154	£299.17	£359	£587.50	705	£746
5	Two Storey Extension exceeding 40m ² but not exceeding 100m ²	£170.00	£204	£395.83	£475	£732.50	£879	£869
LOFT CONVERSIONS								
Category	Description	Full Plans Plan Charge		Full Plans Inspection Charge		Building Notice Charge		Regularisation (no VAT payable)
		NET	TOTAL	NET	TOTAL	NET	TOTAL	TOTAL
6	Loft Conversion that does not include the construction of a dormer	£101.67	£122	£235.83	£283	£395.00	£474	£492
7	Loft Conversion that includes the construction of a dormer	£131.67	£158	£307.50	£369	£518.33	£622	£638

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GARAGES AND CARPORTS								
Category	Description	Full Plans Plan Charge		Full Plans Inspection Charge		Building Notice Charge		Regularisation (no VAT payable)
		NET	TOTAL	NET	TOTAL	NET	TOTAL	TOTAL
8	Erection or extension of a non exempt attached or detached domestic garage or carport up to 100m ²	£80.00	£96	£185.00	£222	£293.33	£352	£381
OTHER								
Category	Description	Full Plans Plan Charge		Full Plans Inspection Charge		Building Notice Charge		Regularisation (no VAT payable)
		NET	TOTAL	NET	TOTAL	NET	TOTAL	TOTAL
9	Conversion of a garage to a habitable room(s)	£55.83	£67.00	£129.17	£155	£208.33	£250	£267

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TABLE C - Domestic Alterations to a single building

VAT is calculated at a rate of 20%

Category		Full Plans Plan Charge		Full Plans Inspection Charge		Building Notice Charge		Regularisation (no VAT payable)
		NET	TOTAL	NET	TOTAL	NET	TOTAL	TOTAL
1	Underpinning with a value of work not exceeding £25,000	£66.67	£80	£155.00	£186	£275.00	£330	£369
2	Renovation of a thermal element to a single dwelling with a value of work not exceeding £25,000	£43.33	£52	£99.17	£119	£205.00	£246	£275
OTHER ALTERATIONS								
Category		Full Plans Plan Charge		Full Plans Inspection Charge		Building Notice Charge		Regularisation (no VAT payable)
		NET	TOTAL	NET	TOTAL	NET	TOTAL	TOTAL
3	Internal Alterations, Installation of Fittings (not electrical) and/or Structural Alterations (if ancillary to the building of the extension no additional charge)							
	Estimated cost up to £2,000	£158.33	£190	Included in plan charge	Included in plan charge	£208.33	£250	£267
	Estimated cost between £2,001 and £5,000	£176.67	£212	Included in plan charge	Included in plan charge	£246.67	£296	£372
	Estimated cost between £5,001 and £25,000	£57.50	£69	£133.33	£160	£318.33	£382	£460
	Estimated cost between £25,001 and £50,000	£80.83	£97	£189.17	£227	£349.17	£419	£480
	Estimated cost between £50,001 and £75,000	£118.33	£142	£276.67	£332	£467.50	£561	£609

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WINDOW REPLACEMENT AND ELECTRICAL/CONTROLLED SERVICES								
Category		Full Plans Plan Charge		Full Plans Inspection Charge		Building Notice Charge		Regularisation (no VAT payable)
		NET	TOTAL	NET	TOTAL	NET	TOTAL	TOTAL
4	Window and/or Glazed Door Replacement							
	Per installation of 1 - 4	See Building notice charge				£131.67	£158	£178
	Per installation 5 - 20	See Building notice charge				£158.33	£190	£210
Category		Full Plans Plan Charge		Full Plans Inspection Charge		Building Notice Charge		Regularisation (no VAT payable)
		NET	TOTAL	NET	TOTAL	NET	TOTAL	TOTAL
5	Electrical work or other controlled service installation (not competent persons scheme)							
	Certificated Electrical Work or any other controlled service installation work	See Building notice charge				£120	£144	£205
	Non Certificated Electrical	Please contact the BCP office for a quote-this will depend on factors such as the extent of the project, timescale for carrying out the work, qualifications and experience of the person carrying out the work.						

STANDARD CHARGES-IMPORTANT NOTES

These charges have been set on the basis that:

1. The building work does not consist of, or include, innovative or high risk construction techniques.
2. The duration of the building work from commencement to completion does not exceed 12 months.
3. The design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work.
4. There are no major variations to the project design and additional costs are incurred by the authority in respect of additional checking and/or inspection work.
5. Where work in connection with a controlled electrical installation, gas installation, solid fuel burning appliance or oil fired installation is not carried out by a person registered under a competent persons scheme to a domestic property the Council will charge additional fees as set out in category 5 above

If the project does not comply with all of the above conditions supplementary charges maybe incurred.

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INDIVIDUALLY DETERMINED CHARGES

If the work you are carrying out is not listed as a Standard Charge, the charge will be Individually Determined. This method of determining the charge mainly relates to larger schemes and includes the following types of building work:

1. Domestic extensions with a floor area exceeding 100m².
2. Attached or detached garages with a floor area exceeding 100m².
3. Domestic alterations where the estimated cost of the building work exceeds £75,000.
4. Any other work not described in the Schedule of Fixed Charges.
5. A Reversion charge for all project types.
6. Non certificated electrical work

If your scheme requires an individual assessment of a charge, please contact Building Control Partnership on 01329 824823 alternatively email: bcpartnership@fareham.gov.uk.

We will be pleased to provide a competitive quote by return.

Submitting your Application: Applications may be deposited in person, by post or electronically using our on-line submission system: www.submit-a-plan.com

For further advice or assistance please contact the Building Control office or visit our website

www.buildingcontrolpartnershiphants.gov.uk